

GENERAL NOTES

Utilities: Electric will be extended to all lots by Vectren. Water and Sanitary Sewers will be extended to all lots by the Evansville Water and Sewer Utility.

Access: All lots shall access interior streets only.

Flood: According to the Flood Insurance Rate Maps for Vanderburgh County, Indiana, Map Number 18165C040D, dated March 17, 2011, the subject property does not lie within the limits of the 100 year flood zone.

Basement: Any basement must be approved by the Vanderburgh County Building Commissioner.

Grades: First floor grades shall be set to allow for proper drainage away from houses. All first floor grades shall conform to local and state enforced building codes.

Storm Main: The individual lot owners shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exist on his or her property in proper working order including:

1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with all applicable ordinances.
2. Keeping all parts of the storm water system operating as designed and as constructed and free of all trash, debris, and obstructions to the flow of water.
3. Keeping the channels, embankments, shorelines and bottoms of waterways and basins free from erosion and sedimentation.
4. Preventing all persons or parties from causing any unauthorized alterations obstructions or detrimental actions from occurring to any part of the storm water system and easement which lies on his or her property.

Temporary Erosion Control: For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20.110 C(16) of the City of Evansville's Municipal Code must be provided if unvegetated areas are scheduled or likely to be left intact for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.130 C(1) of the Evansville Municipal Code.

Survey: The overall boundary of the subject property, which includes Section 7, was re-established by Morley and Assoc. The boundary information for the overall site is shown on the primary subdivision plat for Centerra Ridge which was approved by the Area Plan Commission on April 13, 2006.

Mon: Monuments exist as noted at all exterior boundary corners and all interior monuments will be a set 5/8" Rebar with plastic cap stamped "Cash Wagner & Associates #0096"

Approval Dates: Road Plans were approved by the Vanderburgh County Commissioners on June 13, 2006. Sidewalks were approved by the Vanderburgh County Commissioners on June 13, 2006. Drainage Plans were approved by the Vanderburgh County Drainage Board on June 6, 2006. Sewer Plans were approved by the Evansville Water and Sewer Utility Board on May 24, 2016. Water Plans were approved by the Evansville Water and Sewer Utility Board on June 27, 2016.

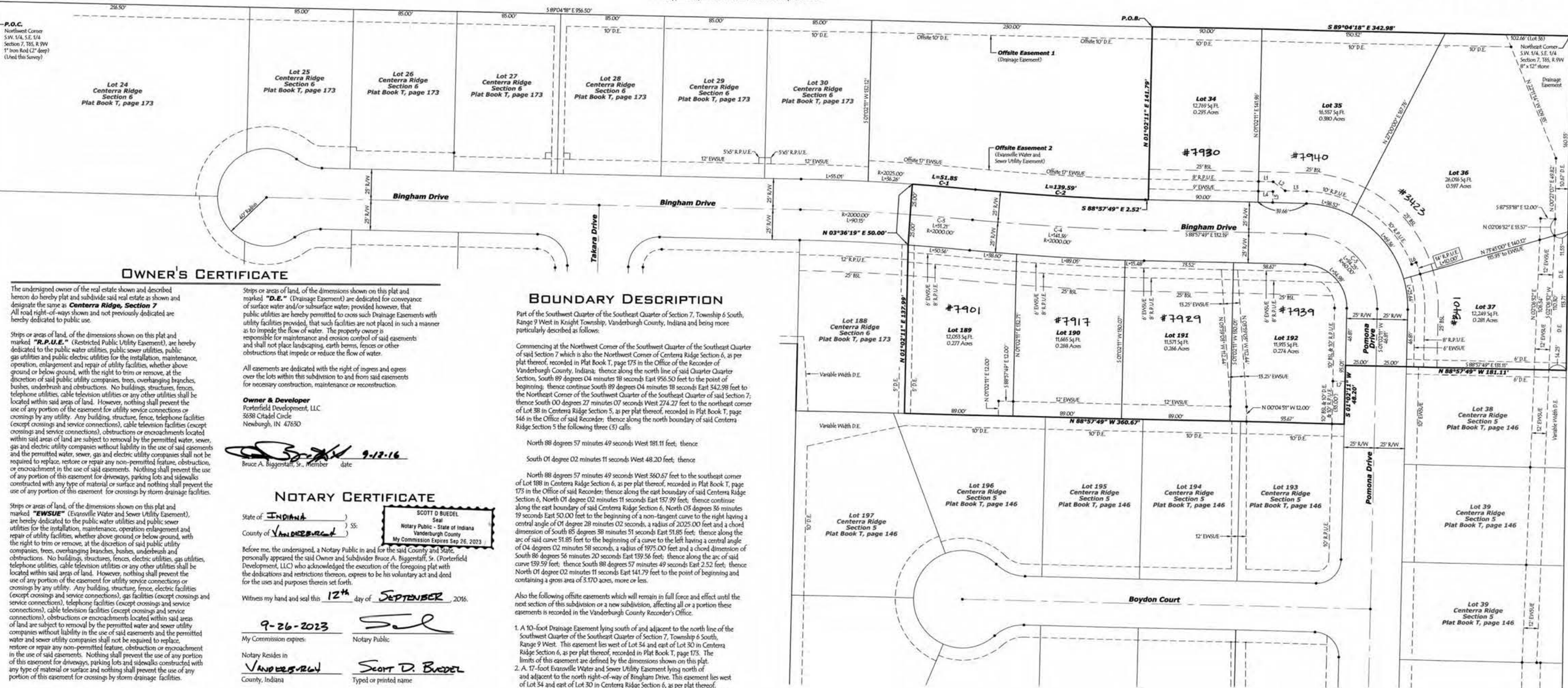
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

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Z TULEY RECORDER
VANDERBURGH COUNTY

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VANDERBURGH COUNTY

CENTERRA RIDGE SECTION 7



OWNER'S CERTIFICATE

The undersigned owner of the real estate shown and described herein do hereby plat and subdivide said real estate as shown and designate the same as **Centerra Ridge, Section 7**. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "R.P.U.E." (Restricted Public Utility Easement), are hereby dedicated to the public water utilities, public sewer utilities, public gas utilities and public electric utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of said public utility companies, trees, overhanging branches, bushes, underbrush and obstructions. No buildings, structures, fences, telephone utilities, cable television utilities or any other utilities shall be located within said areas of land. However, nothing shall prevent the use of any portion of the easement for utility service connections or crossings by any utility. Any building, structure, fence, telephone facilities (except crossings and service connections), cable television facilities (except crossings and service connections), obstructions or encroachments located within said areas of land are subject to removal by the permitted water, sewer, gas and electric utility companies without liability in the use of said easements and the permitted water, sewer, gas and electric utility companies shall not be required to replace, restore or repair any non-permitted feature, obstruction, or encroachment in the use of said easements. Nothing shall prevent the use of any portion of this easement for driveways, parking lots and sidewalks constructed with any type of material or surface and nothing shall prevent the use of any portion of this easement for crossings by storm drainage facilities.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross said Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision and from said easements for necessary construction, maintenance or reconstruction.

Owner & Developer:
Porterfield Development, LLC
3638 Citadel Circle
Newburgh, IN 47630

[Signature]
Bruce A. Biggsdorf, Sr., Member date: 9-26-2016

NOTARY CERTIFICATE

State of INDIANA
County of VANDERBURGH

SCOTT D. BUEDEL
Notary Public - State of Indiana
My Commission Expires Sep 26, 2023

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared the said Owner and Subdivider Bruce A. Biggsdorf, Sr. (Porterfield Development, LLC) who acknowledged the execution of the foregoing Plat with the declarations and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 12th day of SEPTEMBER, 2016.

9-26-2016

My Commission expires:

Notary Public:

Notary Resides in:

VANDERBURGH
County, Indiana

[Signature]
Type or printed name

AREA PLAN COMMISSION

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on April 13, 2006.

[Signature]
President:

[Signature]
Attest Executive Director

The Secondary plat complies with the Ordinance and is released for recording.

[Signature]
Executive Director

Plat Release Date: OCTOBER 7, 2016

SURVEYOR'S CERTIFICATE

I, Scott D. Buedel, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the state of Indiana and that this plat correctly represents a survey completed by me and that all monuments exist at the noted locations.

Witness my hand and seal this 9th day of September, 2016.

[Signature]
Scott D. Buedel, PLS
Indiana Registration Number 29900031
Cash Wagner & Associates, PC
414 Citadel Circle, Suite B
Evansville, IN 47715



CURVE DATA						
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C-1	0°28'02"	S 85°38'51" E	25.95	2025.00	51.85	51.85
C-2	04°02'58"	S 86°56'20" E	69.82	1975.00	139.56	139.56
C-3	0°28'01"	S 85°38'51" E	25.61	2000.00	51.21	51.21
C-4	04°02'58"	S 86°56'20" E	70.71	2000.00	141.33	141.33
C-5	90°00'00"	S 43°57'49" E	60.00	60.00	94.25	84.85

EASEMENT LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 88°57'49" E	12.00'
L2	S 53°50'10" E	12.17'
L3	S 88°57'49" E	17.71'
L4	S 88°57'49" E	12.00'
L5	S 0°02'11" W	9.00'
L6	N 67°57'45" E	4.00'
L7	S 88°57'49" E	10.00'

U-52
APC # 3-3-2006

CASH WAGNER & ASSOCIATES, PC
CONSULTING ENGINEERS - LAND SURVEYORS
WWW.CASHWAGNER.COM

414 CITADEL CIRCLE
SUITE B
EVANSVILLE, IN 47715
PH: 812.401.5561

402 E. 13TH STREET
JASPER, IN 47546
PH: 812.634.5015

AFFIRMATION STATEMENT

I AFFIRM, UNDER THE PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO RECHECK EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

SIGNATURE: *[Signature]*

PRINTED NAME: Scott D. Buedel